

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**May 16, 2006
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.ci.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Sherri Abbas.**
- 3. Roll Call**

Commissioner Sully, Chairman
Commissioner Coleman, Vice Chairman – *Absent w/cause*
Commissioner Shirhall,
Commissioner Menth,
Commissioner Weibert,

Others Present:

Terry Richardson, Community Dev Director
Sherri Abbas, Planning Services Manager
Bret Finning, Associate Planner
Russell Hildebrand, City Attorney
Crystal Hodgeson, Assistant City Attorney
Terry Stemple, Planning Commission Secretary

About 15 others

- 4. Correspondence - *None***
- 5. Citizens Addressing the Commission on Non Agenda Items - *None***

Scheduled Items:

- 6. SUNSET LONETREE JACK IN THE BOX / CHEVRON PUBLIC HEARING
DESIGN REVIEW, DR-2005-25
CONDITIONAL USE PERMIT, U-2005-13
RHL DESIGN GROUP, INC.**

This application is a request for approval of a design review and conditional use permit entitlements to allow the construction and operation of combined fast food restaurant and gas station in the Sunset Lonetree Center.

The subject property is located at the southwesterly corner of Sunset and Lonetree Boulevards.
APN 017-284-001.

The property is zoned Planned Development Business Professional / Commercial (PD-BP/C). The General Plan designation is Retail Commercial (RC).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a



negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is RHL Design Group Inc. The property owner is Kobra Properties.

Bret Finning presented the staff report.

The Commission had questions for Staff regarding the following:

1. Use of stone on the other buildings;
2. Durable materials other than metal for the trellis;
3. Long term durability.

Applicant Jerry Applas, Burrell Consulting, addressed the Commission and stated that they agree with the staff report and staff's recommendations.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Shirhall stated that it is an attractive project and is pleased with the gas station being at the back of the project. He is not in support of plastic materials for the trellis. He would like to see a screen wall along the drive aisle. He does not understand the public art but is not opposed to it. He supports the project and likes the building.

Commissioner Weibert likes the structure of the building. She commented that she too has concerns about the public art. She supports the project.

Commissioner Menth also thinks the project is attractive. He is in favor of the public art piece. He stated that it is a terrific project and supports it. He would like the trellis to be powder coated metal.

Commissioner Sully is also pleased with the design. She does not have any issues or comment on the public art; however, she is opposed to the gas station use permit and cannot vote in favor of it.

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT (SUNSET LONETREE JACK-IN-THE-BOX LOT M / U-2005-13) was approved by the following vote:

Roll Call Vote:

AYES:	Commissioners Shirhall, Menth & Weibert
NOES:	Commissioner Sully
ABSENT:	Commissioner Coleman
ABSTAIN:	None

Motion carried: 3/1



On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (SUNSET LONETREE JACK-IN-THE-BOX LOT M / DR-2005-25) was approved by the following vote as amended:

Amend Condition 15.a to read as follows:

- a. *Prior to building permit issuance the project plans shall be modified to provide for a freestanding trellis structure located immediately adjacent to the concrete sidewalk that runs along the length of the rear of the building. Beginning at the southerly corner of the building and ending approximately 3-feet short of the drive through lane as generally indicated on Exhibit B. The trellis design shall provide for stucco pilasters located approximately 10-foot on center with decorative caps, a view obstructing trellis structure constructed of ~~a durable material such as but not limited to~~ powder coated metal. The trellis shall be a minimum of 8-feet high, as measured from the finished surface of the adjacent sidewalk with slightly higher pilasters. The structure shall be painted with the same colors used on the building and planted with decorative climbing vines. (BUILDING, PLANNING)*

Add Condition 15.d. to read as follows:

- d. *Prior to issuance of a building permit or approval of improvement plans the project plans shall be modified as necessary to provide for a 30-inch decorative masonry wall (as measured from the adjacent finish surface of the drive-through lane) to shield the lower portions of cars in the drive-through lane from the view of drivers and pedestrians on adjacent streets. The wall shall be located on the street side of the drive-through lane beginning and ending with the concrete driveway surface as indicated on the preliminary grading plan. The wall shall be similar in appearance to the wall screening the Circle K station at the intersection of Sunset Boulevard and Stanford Ranch Road. Decorative pilasters shall be located at either end of the wall, on both sides of the walkway connection to the public sidewalk, and spaced at intervals of approximately 30-foot on center for the length of the wall. The wall and pilasters shall also be provided with a decorative concrete cap. (BUILDING, PLANNING, ENGINEERING)*

Roll Call Vote:

AYES: Commissioners Shirhall, Menth & Weibert
NOES: Commissioner Sully
ABSENT: Commissioner Coleman
ABSTAIN: None

Motion carried: 3/1



7. ATLANTIS TOWNHOMES MODIFICATIONS SUBSTANTIAL COMPLIANCE

PUBLIC HEARING

Request to approve Design Review Compliance for the front entry features for the Atlantis Townhomes.

The project is generally located at the corner of Chalmette Court and Pinnacles Drive.

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. The presentation of the current issue to Planning;
2. Screening of mechanical equipment.

Applicant, Stan Armatege, Atlantis Townhomes, addressed the Commission and explained the issue and some history behind it.

The Commission had questions for the Applicant regarding the following:

1. Other substantial compliance issues that the project has had to work through;
2. Clarification of the location for the stone veneer.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Weibert stated that her initial reaction is to deny the substantial compliance. She is in favor of staying with the original approval's design requirements.

Commissioner Menth stated that the Planning Commission is a balancing act between the Applicants and the City. He supports approving the substantial compliance request.

Commissioner Shirhall appreciates Staff's definition. He thinks the stone veneer should be done as originally approved.

Commissioner Sully commented that she also struggled with this decision. She agrees with Commissioner's Shirhall and Weibert and finds the project not substantially compliant.

Therefore, by a majority vote, the Atlantis Townhomes modification is found to not be substantially compliant and is denied. Minute order vote 3/1.

10. Discussion

a) City Council actions – Blue Oaks Towncenter – Mervyns

Sherri Abbas informed the Commission of the City Council's decision to approve the Mervyn's substantial compliance request.

Commissioner Shirhall stated that as a Commission, they are very disappointed because of the amount of work put into what they do. He stated that he feels that the Planning Commission was on the right, City Staff was on the right and the applicant was on the left. He feels the project did not come to a middle ground and we ended up with the applicant's proposal on the left. He would have like to have seen some movement back to center ground.



Commissioner Weibert commented that Councilmember Hill sends his compliments to each and every member of the Commission and realizes that each and every one works hard and is appreciated.

- b) Valero gas station at Five Star Blvd. storing U-Haul vehicles for rent
- c) Your Home Resort signage violations.

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the Regularly Scheduled
Meeting of June 6, 2006*

